

This Revised Draft Environmental Impact Report (RDEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines and the Placer County Environmental Review Ordinance. Placer County is the lead agency for the environmental review of the Martis Valley Community Plan Update (proposed project) and has the principal responsibility for approving the project. This RDEIR specifically includes an expanded analysis of the alternatives to the Martis Valley Community Plan Update that were addressed in Section 6.0 (Project Alternatives) of the Martis Valley Community Plan Update Draft EIR (State Clearinghouse No. 2001072050) as well as the consideration of a new minimal development alternative that was suggested to the County through written comments on the Martis Valley Community Plan Update Draft EIR.

### 1.1 BACKGROUND AND PURPOSE

In 1998, the Placer County Board of Supervisors authorized and directed the Planning Department to initiate an update of the 1975 Martis Valley General Plan for the Placer County portion of Martis Valley in order to bring it into consistency with the 1994 Placer County General Plan as well as current setting conditions in the Plan Area. As part of the initiation of this planning process, the County identified that the intent of the process is to update the technical aspects of the Plan and the goals and policies, creation of a current environmental analysis as well as appropriate implementation programs. This process is not to include major changes to the land use designations, as it has been recognized for some time by the County that such changes are not appropriate, and that the previous land use plan, with minor changes, is still current for this area (Placer County, 1998). Also, the Board of Supervisors selected an advisory committee that represented various interests including citizens, property owners and service providers.

In June of 2002, Placer County released the Martis Valley Community Plan and its associated EIR (State Clearinghouse No. 2001072050) for public review and comment. The comment period on the Martis Valley Community Plan Update Draft EIR (referred to as "original Draft EIR" in this document) was initiated on June 20, 2002 and ended on August 19, 2002. Several written comment letters were received regarding the adequacy of the Draft EIR, with several commentors expressing concerns regarding the extent of development proposed under the Martis Valley Community Plan and expressing the desire for further reduced development alternatives to be considered. As a result of these comments, Placer County (County), acting as the lead agency, has prepared this Revised Draft EIR to provide the public, and responsible and trustee agencies with additional information regarding the potential environmental benefits and effects of alternatives to the proposed Martis Valley Community Plan Update. Specifically, this RDEIR includes an expanded analysis of the alternatives to the Martis Valley Community Plan Update that were addressed in Section 6.0 (Project Alternatives) of the Martis Valley Community Plan Update Draft EIR, as well as the consideration of a new lowest intensity alternative that was suggested to the County through written comments on the Martis Valley Community Plan Update Draft EIR. This additional analysis is for the purpose, among others, of evaluating whether or not this additional alternative would avoid or substantially lessen any of the significant environmental effects of the proposed project.

Provision of this additional analysis is considered "significant new information" as generally defined under CEQA Guidelines 15088.5(a) and requires recirculation of the alternatives analysis of the original Martis Valley Community Plan Update Draft EIR. Further details regarding recirculation of the alternatives analysis are provided below.

## 1.0 INTRODUCTION

---

### 1.2 INTENDED USES OF THE REVISED DRAFT EIR

This RDEIR is intended to provide additional information regarding potential alternatives to the proposed Martis Valley Community Plan Update for consideration by the County as part of the review and approval process of the Community Plan Update. This RDEIR will be eventually incorporated with the original Draft EIR and the response to comments on the Draft EIR to comprise the Final EIR, which will be considered for certification.

### 1.3 ORGANIZATION AND SCOPE

Section 6.0 (Project Alternatives) of the original Draft EIR has been revised and expanded in this document and includes the following alternatives under consideration beyond the three land use map alternatives previously considered (Proposed Land Use Diagram [PP], Existing Martis Valley General Plan Land Use Map [AA], Alternative 1 Land Use Map [AB] and Alternative 2 Land Use Map [AC]):

- **No Project Alternative:** CEQA Guidelines Section 15126.6(e) requires that a "no project" alternative be evaluated in an EIR. Under this alternative, the project would not be approved and the current Martis Valley General Plan (1975) would remain.
- **Clustered Land Use Alternative:** This alternative would involve clustering land use densities as shown in **Figure 6.0-1** in order to provide compact development in the Plan Area and minimize the amount of land disturbance.
- **Reduced Intensity Alternative:** This alternative would consist of the modification of the Proposed Land Use Diagram that would minimize significant impacts identified in the analysis provided in Section 4.0.
- **Lowest Intensity Alternative:** This alternative would consist of limiting residential development to 5,383 units, which would reduce the density by approximately one-half of the difference between the number of potential dwelling units under the Proposed Land Use Diagram and the number of dwelling units or lots existing in the Plan Area (approximately 2,500).

### 1.4 ENVIRONMENTAL REVIEW PROCESS

The review process for the RDEIR will involve the following general procedural steps:

#### PUBLIC NOTICE/PUBLIC REVIEW

CEQA Guidelines 15088.5 describes procedures for recirculation of a portion of an EIR, which requires the provision of a public notice of availability of the RDEIR at the same time as the Notice of Completion is submitted to the State Clearinghouse. In addition, CEQA Guidelines Section 15088.5(f) acknowledges that comments on a recirculated EIR can result in the lead agency receiving more than one set of comments from reviewers and recommends ways in which the lead agency may identify the set of comments to which it will respond. For this RDEIR, the County will request that commentors limit comments to the recirculated alternatives analysis provided in this document. Comments received on the original Draft EIR during the previous comment period will be responded to in the Final EIR and need not be re-submitted on this RDEIR. Public comment on the Draft EIR will be accepted in written form. All comments or questions regarding the RDEIR should be addressed to:

Lori Lawrence  
Placer County Planning Department  
11414 B Avenue  
Auburn, CA 95603

## **1.0 INTRODUCTION**

---

### **RESPONSE TO COMMENTS/FINAL EIR**

Following the public review period on the RDEIR, a Final EIR will be prepared. The Final EIR will respond to written comments received during the public review period on the original Draft EIR and the RDEIR.

### **CERTIFICATION OF THE EIR/PROJECT CONSIDERATION**

The County will review and consider the Final EIR. If the County finds that the Final EIR is "adequate and complete", the County will certify the Final EIR. Upon review and consideration of the Final EIR, the Placer County Board of Supervisors may take action to approve, revise, or reject the project. A decision to approve the project would be accompanied by written findings in accordance with CEQA Guidelines Section 15091 and, if applicable, Section 15093. A Mitigation Monitoring Program, as described below, would also be adopted for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment. This Mitigation Monitoring Program will be designed to ensure that these measures are carried out during project implementation.

### **MITIGATION MONITORING PROGRAM**

Public Resources Code Section 21081.6 requires lead agencies to adopt a reporting and mitigation monitoring program to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.